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JohnstownCO.gov

## Planning and Zoning Commission Agenda Memorandum

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**AGENDA DATE:** August 14, 2024

**SUBJECT:** Public Hearing: Subdivision Case No. SUB22-0008 for Filing No. 1 of Podtburg Golf Course and Final Development Plan

**ACTION PROPOSED:** Consideration and Recommendation of the following:

1. Podtburg Subdivision Filing No. 1
2. Podtburg Final Development Plan

**ATTACHMENTS:**

1. Final Plat – Podtburg Subdivision Filing No. 1
2. Podtburg Final Development Plan
3. Outline Development Plan
4. Phasing Plan
5. Safety Envelopes
6. Staff Presentation
7. Applicant Presentation

**PRESENTED BY:** James Shrout, Planner I

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### BACKGROUND & SUMMARY

The applicant, Podtburg Dairy, requests a “do-pass” recommendation for a Final Plat and Final Development Plan of approximately 448.32 acres of land in Weld County. The property is located west of Colorado Boulevard, south of Weld County Road 44 (WCR 44) and north of WCR 42. A small portion of the project is located on the north side of WCR 44. The proposed development has arterial roads located on the north, south and east boundaries of the property. This proposed development will comprise of six (6) development phases with regards to the golf course, driving range, and residential units.

The subject property was annexed into the Town of Johnstown on November 16, 2020 with the passing of Ordinance 2020-184 and was subsequently zoned ‘PUD-MU’ (Planned Unit Development – Mixed Use) with the passing of Ordinance 2020-185. The adoption of Ordinance 2020-185 also included the approval of an Outline Development Plan which memorialized certain development standards and a conceptual layout of the golf course.

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The 2021 Comprehensive Plan outlines the future land use of the property as Medium Density/Intensity on the eastern portion and Low Density/Intensity on the north and western portion of the land. There is a small portion of land on the north that is outlined as a greenway, low and medium density. The greenway portion of the parcel abuts the 100 year floodplain of the Little Thompson River.

## **ZONING**

The approved zoning for the property is PUD-MU with Outline Development Plan (ODP), which will allow for mixed uses of residential dwelling units and commercial uses. There are no commercial development plans for the property currently, except for the recreational amenity as proposed. There are three locations for commercial development located at the intersections of the major arterial roads.

The intent of the ODP is to provide the framework for the Podtburg property development. Effectively, the ODP acts as the regulatory zoning document to guide development across the project site. Pursuant to the ODP, this project is envisioned as a high quality residential golf community. The golf course is planned as a public course for the benefit of both the homeowners and the residents of the Town of Johnstown. The community will be primarily residential with commercial development located at the primary intersections.

The ODP specifies such things as residential lot sizes, building heights, setbacks, open space, lot coverage, etc. In addition, the ODP includes a conceptual site plan that shows how the course will be designed in conjunction with the housing tracts, ponds, access, etc. The ODP is included in this report as Attachment 3. The subject application has been found to comply with the requirements and standards included in the ODP.

## **SURROUNDING ZONING & LAND USE**

North:	A (Agricultural) – Weld County
South:	A (Agricultural) – Weld County
East:	A (Agricultural) – Weld County
West:	Northmoor Acres (Subdivision) – Weld County (102 Single-Family Dwellings)

## **PUBLIC NOTICE & AGENCY REFERRALS**

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, August 1, 2024. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property subject to this public hearing.

## **PROJECT DESCRIPTION & ANALYSIS**

*“The design intent for the Podtburg property is to develop a high-quality, residential golf course community. The golf course is planned as a public course for the benefit of both the homeowners and the residents of the Town of Johnstown. The community will be primarily residential with*

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*commercial development located at the primary intersections. The approved ODP (Outline Development Plan) includes multiple residential parcels, dispersed around the perimeter of the site with the golf course centrally located. This development has arterial roads located on the north, south and east boundaries of the property. The proximity to an arterial road network will provide excellent access to the property. The development parcels are located around the perimeter of the proposed golf course which will disperse traffic throughout the site and to various access points.” Greg Podtburg, Podtburg Dairy, LLLP*

The purpose of the subject application (Filing No. 1 and the Final Development Plan) is to create the overarching framework for immediate and future development of the project site. The Final Plat and Development Plan will be discussed in detail, individually, in this report; however, a general overview will clarify the vision for the ultimate buildout of the project.

The 448-acre project site is proposed to develop over six (6) phases. The phasing plan and the timing of improvements associated therein will ultimately be at the discretion of the Town Council, but for the purposes of this discussion the project will be analyzed pursuant to the submitted phasing plan (Attachment 4).

Of the 448 total acres, there will be eight (8) commercial lots created that will total approximately 27.5 acres and nine (9) tracts created with a total of 398.1 acres that will be used for the golf course and future development. This proposed development will also include approximately 23.3 total acres of dedicated right of way.

**Phase 1:** The first phase of development is generally focused on mass grading of the entire property to shape the project site and final development of the playable golf course area. Mass grading activities have already started, commencing in 2023 pursuant to an approved Early Grading Permit (EGP) that was issued by the Town.

The playable golf course comprises approximately 247 acres. The intention is to start seeding the playable areas sooner than later to establish the grass on the course, ultimately making it available for play in the near-term. Other work will continue during and after seeding activities begin, but it is imperative that this be started in a timely manner to activate the property for recreation and future development.

The first phase also includes installation of drainage facilities and infrastructure to ensure water moves over and through the site in a safe and efficient manner. The only public infrastructure associated with this phase is the addition of striped turning lanes on WCR 44 to provide safe access into the site.

**Phases 2 - 6:** These phases will require subsequent reviews and approvals, which may include additional public hearings. There are three primary components which are included in these phases: public infrastructure, housing development, and amenity development. Public infrastructure includes such things as roadway improvements and utility improvements, including the extension of sewer and water service to the site. Housing development will include the future subdivision of Tracts D, F, and G. At this time, there is no official unit count for these tracts; however, the maximum density permitted by the ODP is 5 du/ac (dwelling units per acre) for Tract D, 10 du/ac for Tract F, and 5 du/ac for Tract G. Prior to any residential subdivision development, or as a condition of approving a future residential subdivision, municipal water and

sewer service must be extended to the site. Lastly, the development of amenity features (clubhouse, driving range structures, etc.) will also come in these phases.

## **WATER**

Irrigation water for the golf course will come from shares associated with the following sources: Highland Ditch, Ish Reservoir, Farmers Extension, and Bunyan Lateral. Based upon the analysis conducted by the Town's consulting water engineer (Helton & Williamsen, P.C.), it was concluded that the developer has adequate water supply for irrigation of the golf course based upon historic yields and committed water rights.

Potable water is currently served by Little Thompson Water District. They will continue to serve the property until municipal water infrastructure is extended to the property.

## **COMPREHENSIVE PLAN ALIGNMENT**

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being within the Medium Density/Intensity and Low Density/Intensity land use area. The northernmost portion of this parcel is described in the future land use map as being a greenway that is adjacent to the 100-year floodplain area. As described in the Comp Plan, Low Density/Intensity areas (LDI) will typically develop adjacent to more natural corridors of floodplains, rivers, reservoirs, prime agriculture conservation, bluffs or highly sloped area, and other natural features to better accommodate and allow the unique features to be integrated into the design of the development. The Comp Plan identifies LDI as having a density range of 4-10 dwelling units per acre with an approximate land use balance of 80/20 residential/non-residential.

The Medium Density/Intensity (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses-incorporating walk-up apartment buildings, townhomes, small lot attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facility and facilities such as libraries and recreational centers. MDI areas may also occur along arterials and other major corridors and may serve as the next layer away from High Density/Intensity (HDI) areas they may neighbor, as a transition to lower density neighborhoods. The Comp Plan identifies MDI as having a density range of 5-16 dwelling units per acre with an approximate land use balance of 60/40 residential/non-residential.

The northernmost portion of the property is identified in the Comp Plan as a greenway due to the proximity of the Little Thompson River and the 100-year flood plain area. This designation is primarily intended for floodplain areas, as established by the adopted Flood Insurance Rate Map (FIRM) and the Federal Emergency Management Agency (FEMA). These areas are natural areas for flooding-to capture and channel stormwater in large storm events, offer high habitat and ecosystem value, and should be avoided when considering areas for new development or redevelopment to protect life, property, and natural assets.

## STRATEGIC PLAN ALIGNMENT

- Natural & Built Environment
  - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed development protects public health, safety and welfare while meeting the intent of the PUD-MU zoning district and allowing a new use to the area. The proposed development aligns with the Johnstown Comprehensive Plan and complies with the approved Outline Development Plan. The proposed development will meet the needs of the community by creating new residential and business development while diversifying the economic portfolio of the Town of Johnstown.

### LEGAL ADVICE:

The Town Attorney received this request

### FINANCIAL ADVICE:

NA

**RECOMMENDED ACTION:** Staff are recommending a “do-pass” recommendation for Subdivision Case No. SUB22-0008, Approving the Final Development Plan and Filing No. 1 Final Plat for the Podtburg Property.

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### SUGGESTED MOTIONS:

**For Approval:** I Move to Approve Subdivision Case No. SUB22-0008.

**For Denial:** I Move to Deny Subdivision Case No. SUB22-0008.